

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
September 24, 2008**

The Highland Redevelopment Commission ("Commission", "RC") met in Study Session on Wednesday, September 24, 2008 at 6:30 PM in the Council Chambers within the Municipal Building at 3333 Ridge Road, Highland, Indiana. The Study Session was called to order by President Adam Gawlikowski. The minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Present on silent roll call included Commissioners: Dominic Noce, Greg Kuzmar, Adam Gawlikowski, and Commissioner from the School Town Luanne Jurczak. Commissioner Kessler was absent with notice. Also in attendance were Attorney Carol Green-Fraley and Economic Development Commissioner George VandeWerken.

General Substance of the Study Session

Director Petro stated that Mr. Ken Mika, Highland Building Superintendent, has not been able to review the latest additions and changes to the **Design Standards** due to the recent flood event. She asked the Commission to table this item.

The Commission reviewed a **draft letter that would provide for a tentative agreement for the use of tax increment for new development**. Commissioners discussed the current Request for Qualification for a Master Developer for the Redevelopment Area and how this letter would work with this project. After discussion of this item, Economic Development Commissioner George VandeWerken volunteered to redraft a letter and send it to the Director to review and then send it to the Commission and to Attorney Carol Green-Fraley for a final draft. It will be prepared for the next Redevelopment Commission meeting in October.

ADJOURNMENT:

The Study Session was adjourned at 7:28 PM for the Public Meeting.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
September 24, 2008**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on September 24, 2008 at 7:29 PM in the Upper Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana. Redevelopment Commission President Adam Gawlikowski called the meeting to order.

ROLL CALL:

Present on roll call included Redevelopment Commissioners Adam Gawlikowski, Dominic Noce, Greg Kuzmar, Brice Johnson, and Luanne Jurczak. Absent with notice was Commissioner Jim Kessler. Also in attendance were Attorney Carol Green-Fraley and Economic Development Commissioner George VandeWerken. Taking minutes for the meeting was Redevelopment Director Cecile Petro.

MINUTES OF PREVIOUS SESSIONS: None

COMMUNICATIONS: None.

UNFINISHED BUSINESS AND GENERAL ORDERS: None

NEW BUSINESS:

Commissioner Johnson made a motion to table the Supplement to the Highland Municipal Code, Section 214.180: RD-Redevelopment District (Architectural and Design Standards and Guidelines for the Redevelopment Area). Commissioner Noce seconded the motion. **Motion carried 4 ayes, 0 nays, and 1 absent.**

Commissioner Johnson made a motion to table a letter that would provide a tentative agreement for the use of tax increment for new development. Commissioner Kuzmar seconded the motion. **Motion passed 4 ayes, 0 nays, and 1 absent.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS: None

BUSINESS FROM THE COMMISSIONERS: None

PUBLIC COMMENTS: None

NEXT MEETING:

The Redevelopment Commission will meet in a Public Meeting at 7:00 PM on October 8, 2008 with a Study Session at 6:30 PM and reconvening following the Public Meeting. The next full Study Session will be on October 22, 2008 at 6:30 PM.

ADJOURNMENT:

Commissioner Noce made a motion to adjourn. Commissioner Johnson seconded the motion. **By a unanimous voice vote the meeting was adjourned at 7:33 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
September 24, 2008**

The Highland Redevelopment Commission ("Commission", "RC") reconvened at 7:33 PM in the Upper Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana.

ROLL CALL: Present on silent roll call included Commissioners: Dominic Noce, Greg Kuzmar, Adam Gawlikowski, Brice Johnson and Luanne Jurczak. Absent with notice was Commissioner Jim Kessler. Also in attendance were Economic Development Commissioner George VandeWerken and Redevelopment Director Cecile Petro.

General Substance of the Study Session

The Director told the Commission that over forty (40) **RFQ (Request for Qualifications) for the Master Developer of the Redevelopment Area** have been sent or emailed to developers, architects, and commercial realtors. About five have been returned to date. Discussion ensued.

Ms. Petro reported that the **Redevelopment Commission's 2009 budget** has not been cut to date. The Council is still reviewing the overall town budget and will act on it before the end of September.

Action on the **Architectural and Design Standards and Guidelines** was discussed. Commissioner Kuzmar indicated that he would like some discussion of outside lighting that reflects light away from the building and seems to cast light on other owners' property and is too bright. The Director will discuss the matter with Ken Mika, Building Superintendent.

The Director discussed **building attraction and expansion in Highland**.

Ms. Petro provided the Commission with notes on the recent **Indiana Economic Development Association's Fall Conference for 2008**.

ADJOURNMENT:

The Study Session was adjourned at 8:25 PM